

Montclair

October 2025 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	530 Valley Road 2B	HighRise	1	1.0	18	\$349,000	\$349,000	\$355,000	101.72%	\$225,600	1.57
2	361 Claremont Avenue C6113	OneFloor	1	1.0	25	\$389,000	\$389,000	\$363,000	93.32%	\$192,500	1.89
3	415 Claremont Avenue 4F	OneFloor	2	2.0	9	\$389,000	\$389,000	\$409,000	105.14%	\$255,000	1.60
4	51 N Mountain Avenue U3	OneFloor	1	1.0	28	\$299,000	\$299,000	\$437,500	146.32%	\$258,500	1.69
5	29 Upper Mountain Avenue U4	MultiFlr	2	2.0	30	\$549,000	\$549,000	\$549,000	100.00%	\$309,300	1.77
6	48 S Park Street U609	OneFloor	2	2.0	11	\$689,000	\$689,000	\$701,000	101.74%	\$422,900	1.66
7	166 Lincoln Street	Colonial	5	2.0	88	\$850,000	\$770,000	\$707,500	91.88%	\$347,500	2.04
8	16 Orange Road	Colonial	4	2.0	44	\$729,990	\$729,990	\$755,000	103.43%	Renovated	
9	195 N Fullerton Avenue	FixrUppr	5	2.1	19	\$600,000	\$600,000	\$763,800	127.30%	\$380,900	2.01
10	60 Ardsley Road	Colonial	6	3.1	17	\$1,199,000	\$1,199,000	\$1,280,000	106.76%	\$689,000	1.86
11	86 Watchung Avenue U1	HalfDupl	5	3.1	53	\$1,150,000	\$1,150,000	\$1,317,000	114.52%	\$645,900	2.04
12	401 N Fullerton Avenue	Colonial	4	2.1	8	\$1,199,000	\$1,199,000	\$1,450,000	120.93%	\$697,600	2.08
13	123 Willowdale Avenue	Colonial	5	3.2	1	\$1,500,000	\$1,500,000	\$1,500,000	100.00%	Renovated	
14	28 Waterbury Road	SeeRem	4	2.2	13	\$1,150,000	\$1,150,000	\$1,660,000	144.35%	\$709,100	2.34
15	14 Prescott Avenue	Colonial	6	3.1	14	\$1,050,000	\$1,050,000	\$1,700,000	161.90%	\$761,900	2.23
16	28 S Mountain Avenue	Custom	5	3.2	12	\$1,299,900	\$1,299,900	\$1,750,000	134.63%	\$949,000	1.84
17	34 Irving Street	Colonial	5	4.1	19	\$1,379,000	\$1,379,000	\$1,750,000	126.90%	Renovated	
18	46 Cambridge Road	Colonial	4	3.1	10	\$1,249,000	\$1,249,000	\$1,800,000	144.12%	\$893,000	2.02
19	17 Parkway	Colonial	6	3.1	14	\$1,700,000	\$1,700,000	\$2,092,924	123.11%	\$811,300	2.58
20	43 Woodmont Road	Contemp	5	3.1	41	\$1,850,000	\$1,850,000	\$2,100,000	113.51%	\$900,000	2.33
21	253 Midland Avenue	Victrian	6	3.1	12	\$1,895,000	\$1,895,000	\$2,310,000	121.90%	\$984,000	2.35
22	46 Lloyd Road	Colonial	5	4.2	13	\$1,899,000	\$1,899,000	\$2,380,000	125.33%	\$1,213,700	1.96
AVERAGE					23	\$1,061,995	\$1,058,359	\$1,278,669	118.58%		1.99

"Active" Listings in Montclair

Number of Units: 28
Average List Price: \$1,630,386
Average Days on Market: 50

"Under Contract" Listings in Montclair

Number of Units: 38
Average List Price: \$1,170,308
Average Days on Market: 20

Montclair 2025 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	35	14	25	11	20	22	17	25	26	23			22
List Price	\$1,243,688	\$826,400	\$960,059	\$1,120,500	\$1,380,702	\$1,169,542	\$1,397,659	\$1,069,825	\$777,744	\$1,058,359			\$1,174,915
Sales Price	\$1,469,688	\$1,068,020	\$1,152,560	\$1,473,293	\$1,628,573	\$1,428,086	\$1,661,020	\$1,264,121	\$912,344	\$1,278,669			\$1,413,983
SP:LP%	120.18%	129.76%	120.69%	134.97%	122.09%	124.23%	122.04%	119.30%	115.82%	118.58%			122.34%
SP to AV	2.01	2.03	2.11	2.01	2.09	2.07	2.01	1.93	1.86	1.99			2.02
# Units Sold	16	5	17	20	41	48	44	35	16	22			264
3 Mo Rate of Ab	0.92	1.12	2.08	3.49	1.30	0.87	0.63	0.45	1.04	1.26			1.32
Active Listings	15	19	34	41	31	32	23	23	30	28			28
Under Contracts	18	29	41	60	74	62	44	17	28	38			41

Flashback! YTD 2024 vs YTD 2025

YTD	2024	2025	% Change
DOM	21	22	2.05%
Sales Price	\$1,316,502	\$1,413,983	7.40%
LP:SP	123.12%	122.34%	-0.63%
SP:AV	1.89	2.02	7.19%

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YTD	2024	2025	% Change
# Units Sold	245	264	7.76%
Rate of Ab 3 Mo	1.35	1.32	-2.81%
Actives	27	28	3.70%
Under Contracts	45	41	-8.87%

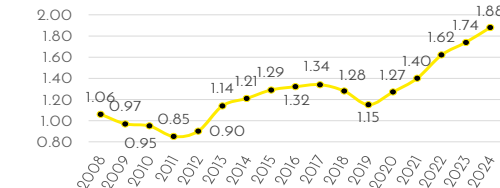
Montclair Yearly Market Trends

Average List Price vs. Sales Price



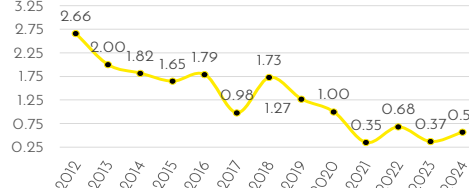
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
LP	\$575K	\$630K	\$697K	\$695K	\$738K	\$605K	\$641K	\$652K	\$599K	\$630K	\$613K	\$653K	\$714K	\$689K	\$700K	\$696K	\$785K	\$828K	\$901K	\$1,001M	\$1,073M
SP	\$602K	\$633K	\$714K	\$709K	\$738K	\$591K	\$627K	\$632K	\$589K	\$639K	\$628K	\$677K	\$741K	\$728K	\$734K	\$728K	\$868K	\$975K	\$1,106M	\$1,209M	\$1,311M

Sales Price to Assessed Value Ratio



*2008 Tax Re-evaluation

12 Month Rate of Absorption

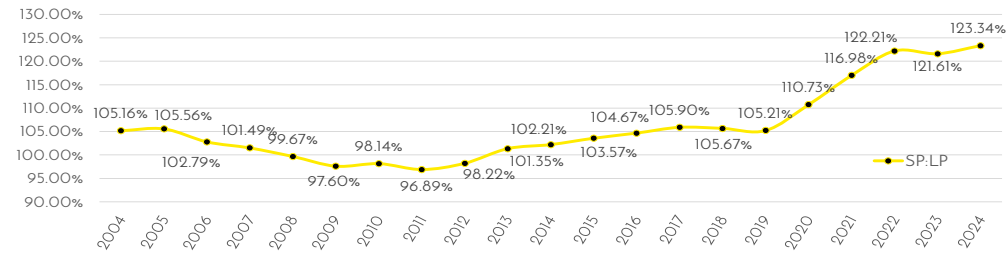


Data only available until 2012

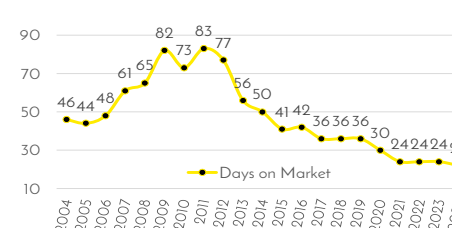
Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

Montclair Yearly Market Trends

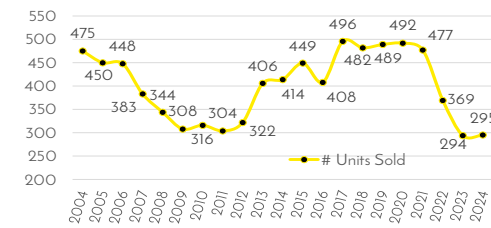
Sales Price to List Price Ratios



Average Days on Market



Number of Units Sold



Not intended to solicit a property already listed.

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